

BK 0385 PG 0010

STATE MS. - DESOTO CO.
FILED

Dec 28 4 37 PM '00

WARRANTY DEED

BK 385 PG 10
W. F. ... CLK.

This Deed of Conveyance is this day made by the undersigned HERNANDO BAPTIST CHURCH, INC., hereinafter referred to as the GRANTOR, and KENNETH L. PORTER and wife, CYNTHIA P. PORTER, hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEES to the GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTOR, HERNANDO BAPTIST CHURCH, INC., the GRANTOR does hereby and by these presents sell, convey, and warrant unto KENNETH L. PORTER and wife, CYNTHIA P. PORTER, the GRANTEES, as tenants by the entirety with full rights of survivorship and not as tenants in common, the hereinafter described real property located in the City of Hernando, DeSoto County, Mississippi, and being described as follows, to-wit:

Part of Town Lot 2 being located in the Southwest quarter of Section 18, Township 3 South, Range 7 West, DeSoto County, Mississippi, being known as the Evelyn E. McLendon Tract, 378 East South Street, more particularly described as BEGINNING at a point being 356.5 feet West of the intersection of the present northerly line of East South Street and the westerly line of Ice Plant Lane, said point being the Southwest corner of the Walter Lee Meredith tract as recorded in Book 40, Page 385, Chancery Clerk's Office, DeSoto County, Mississippi; thence westwardly along the northerly line of East South Street 60 feet to a point, said point being the Southwest corner of Lot 2 as shown on the official plat of the Town of Hernando; thence northwardly along the westerly line of Lot 2, 208.56 feet to a point; thence eastwardly parallel with the North line of East South Street 60 feet to a point, said point being the northwest corner of the Meredith tract; thence southwardly along Meredith's West line 208.56 feet to a point, said point being the point of beginning of the herein described tract and being subject to all codes, subdivision covenants and revisions, easements and right of ways.

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in the City of Hernando, DeSoto County, Mississippi; and to any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the subject property; and to any unrecorded rights of way or easements; and any discrepancies, conflicts, encroachments, or shortages in area and boundaries which a correct survey and/or physical inspection of the property would reveal.

Taxes and assessments against said property for the year 2000 shall be prorated as of the date of this deed and taxes and assessments for the year 2001 shall be the sole responsibility of the GRANTEES, and all subsequent years are hereby excepted from the foregoing covenant of warranty.

Possession shall be given upon delivery of this deed.

WITNESS the signature of the GRANTOR on this the 27th day of December, 2000.


CHARLOTTE PINKSTON, TRUSTEE


JERRY PITTS, TRUSTEE


KENNETH E. STOCKTON, TRUSTEE

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 27th day of December, 2000, within my jurisdiction, the within named Charlotte Pinkston, Jerry Pitts and Kenneth E. Stockton who acknowledged that are Trustee's of Hernando Baptist Church, Inc, a not for profit Mississippi corporation, and that for and on behalf of the said corporation, and as its act and deed executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

Brenda J. Rodgers

NOTARY PUBLIC

My Commission Expires:

MISSISSIPPI STATE NOTARY PUBLIC
MY COMMISSION EXPIRES NOV 25 2002
RECORDED THRU STATE NOTARY SERVICE

(SEAL)

GRANTORS' ADDRESS:

11 West Center Street
Hernando, MS 38632
RES. TEL.: n/a
BUS. TEL.: 662-429-6361

GRANTEES' ADDRESS:

2291 Pine Tree Loop
Hernando, MS 38632
RES. TEL.: n/a
BUS. TEL.: n/a

20273

Prepared by:

KENNETH E. STOCKTON
ATTORNEY AT LAW
5 WEST COMMERCE STREET
HERNANDO, MS 38632
662-429-3469